

Matthew A. Lesnick (CA Bar No. 177594)

Lesnick Prince LLP

185 Pier Avenue, Suite 103

Santa Monica, CA 90405

Tel: (310) 396-0964 Fax: (310) 396-0963

matt@lesnickprince.com

Main Document Page 1 of 1

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re:

BEDFORD PARC, LLC

Debtor(s).

CASE NO.: 2:09-bk-30408-EC

Chapter 11

NOTICE OF SALE OF ESTATE PROPERTY**Sale Date:** 3/3/2010**Time:** 1:30 P.M.**Location:** Ctrm: 1639, Roybal Federal Bldg., 255 E. Temple Street, Los Angeles, CA 90012Type of Sale: ☒ Public ☐ Private Last date to file objections: February 17, 2010

Description of Property to be Sold: Authority to sell substantially all assets related to real property located at 3750 W. Santa Rosalia Drive, Los Angeles CA 90008, including the property itself. Additionally, the Debtor's affiliate, Promenade at Baldwin Hills, LLC, is seeking authority to sell its adjacent real property at the same date and time. See attached Asset Purchase Agreement and Bid Procedures for additional information.

Terms and Conditions of Sale: Sale subject to overbid. Copy of Bid Procedures and Asset Purchase Agreement attached hereto Auction to take place on March 2, 2010 at 10:00 a.m. at law offices of counsel for Promenade at Baldwin Hills, LLC, whose address is: Levene, Neale, Bender, Rankin & Brill, LLP, 10250 Constellation Blvd, #1700, Los Angeles, CA 90067; Tel: (310) 229-1234

Please note that the auction will take place on March 2, 2010 at 10 am and the actual sale hearing will take place on March 3, 2010 at 1:30 p.m.

Proposed Sale Price: 24,250,000 subject to overbid. Includes property of Debtor and affiliate Promenade.

Overbid Procedure (If Any): See Bid Procedures attached hereto

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
Date: March 3, 2010; Time: 1:30 p.m.; Place: Courtroom 1639, Roybal Federal Bldg., 255 E. Temple St., Los Angeles, CA 90012
Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Matthew A. Lesnick

Lesnick Prince LLP

185 Pier Avenue, Suite 103

Santa Monica, CA 90405; Tel: (310) 396-0964

Fax: (310) 396-0963; E-mail: matt@lesnickprince.com

Date: 2/10/10